



City of Mukilteo, Washington  
**Notice of Decision**  
for the  
**Japanese Gulch**  
**Master Plan**

The **City of Mukilteo** proposed a Japanese Gulch Master Plan for designated park uses within Japanese Gulch. After holding a public hearing on the update to consider public testimony, and the Park & Arts Commission's recommendation, the Mukilteo City Council has **Adopted Resolution 2016-02** and **Approved** the project.

**Proponent:** City of Mukilteo

**Project Number:** MP-2015-002

**Description of Proposal:** The City of Mukilteo purchased approximately 98 acres of land creating a continuous pedestrian connection from 76th Street SW to the Mukilteo Waterfront. This purchase initiated the efforts of a new park master plan to define the future of the western portion of Japanese Gulch. The Japanese Gulch Master Plan defines project concepts for 76th Street Trailhead, Japanese Gulch Preservation Area, Tails and Trails Dog Park, 5th Street, Lower Japanese Gulch, and the Tank Farm/Japanese Gulch Creek Park. This document also identifies project implementation and future partnerships.

The preferred Master Plan addresses the following objectives:

- Protection and preservation of the natural inventory of Japanese Gulch;
- Formalize access and uses within Japanese Gulch;
- Provide safe and enjoyable experience for the public;
- Provide for a wide range of users; and
- Encourage stewardship and collaboration between all parties.

**Project Location:** The Japanese Gulch Master Plan encompasses an area west of the BNSF Railroad from 44th Ave/76th Street SW north to 5th Street. Also included is the area north of 5th Street to Mukilteo Lane. This area lies within the City of Everett and the City of Mukilteo. Project location includes parcel numbers: 461400003200, 491200000101, 567000000200, 567000000300, 567000001000, 567000001100, 567000001203, 567000001300, 567000001500, 567000002000, 567100300100, 567100303700, 567100800100, 567100803700, 591100000507, 628500000001, 631400000001, 28040300300100, 28040300300100, 28040300300200, 28040300300700, 28040300300800, 28040300300900, 28040300301000, 28040300301100, 28040300301200, 28041000200900, 28041000201000, 28041000201100,

28041000201200, 28041000201300, 28041000201400, 28041000300200, 28041000300300, 29043300400400, and 29043300401100.

**Notice of Decision Date: Thursday, July 14, 2016**

**End of Appeal Period: Thursday, August 4, 2016**

**Project Decision: Approved**

**Reissuance of Notice of Decision:** The City of Mukilteo issued a Notice of Decision on June 29, 2016 with an incorrect date. This Notice of Decision corrects the error and restarts the appeal period for the Japanese Gulch Master Plan.

**Project Decision:** The decision of the Mukilteo City Council to approve the Japanese Gulch Master Plan was based on the Findings of Fact and Conclusions approved by the Mukilteo City Council on June 20, 2016. Copies of the Findings of Fact and Conclusions as well as copies of all the supporting documents are available at City Hall for public review.

**Appeals:** On June 20, 2016 the City Council **APPROVED** the Japanese Gulch Master Plan. Only a Party of Record may file an appeal of this decision within twenty-one (21) calendar days from issuance of this Notice of Decision. Appeals must be delivered to the Snohomish County Superior Court by, Thursday, August 4, 2016 at 3000 Rockefeller Ave., Everett, WA 98201.

*Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the Snohomish County Assessor's Office at (425) 388-3433.*

**Contact Person:** Karl Almgren, AICP, Assistant Planner


**(425) 263-8045**

  
Karl Almgren, AICP  
Planning Department


7/12/2016  
Date:

  
Rob McGaughey, P.E.  
Public Works Director

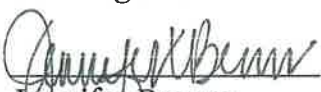
12 July 16  
Date:

  
Willie Berns  
Building Official

7/12/16  
Date:

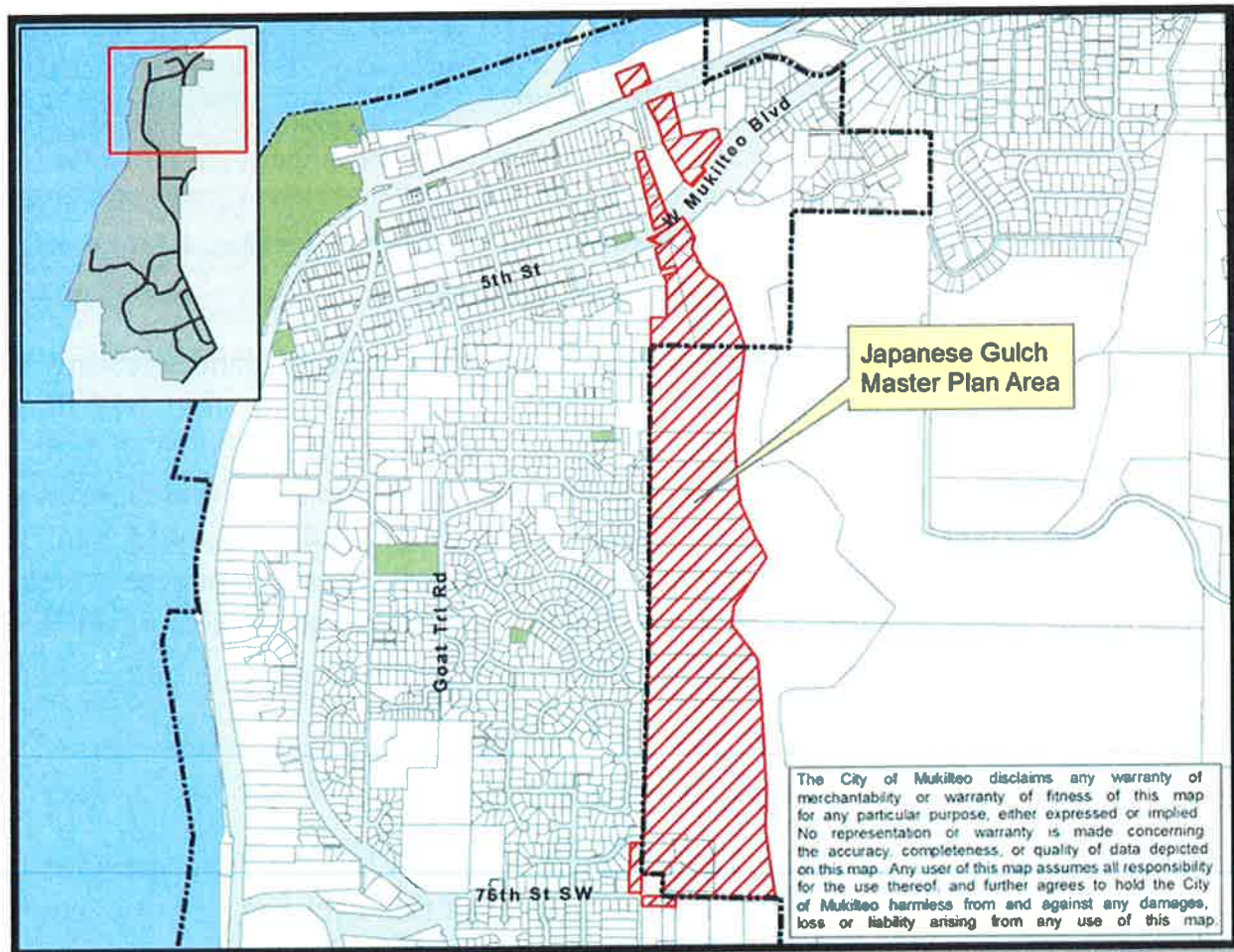
  
Leroy McNulty  
Fire Marshal

7/12/16  
Date:

  
Jennifer Berner  
Recreation & Cultural  
Services Director

7.12.16  
Date:

## Location Map



pc: Applicant  
Parties of Record (if any)  
Review Agencies

Planning Director  
City Administrator  
Permit Services Supervisor

Permit Services Technicians (2)  
SEPA File  
File Copy (2)